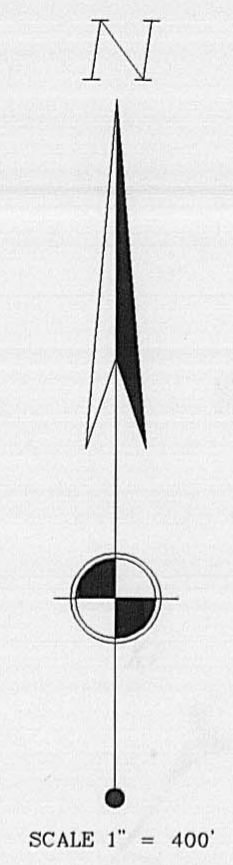


**MADISON COUNTY ENGINEERS  
RECORD OF LAND DIVISION**

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 DATE: SEPTEMBER 2003  
 SCALE: 1" = 400'

**DEED REFERENCE**  
 GREENE CO. O.R. 165, PG. 413  
 MADISON CO. DEED BOOK 258, PAGE 117  
 TOWNSHIP ROSS TWP. GREENE CO.  
 STOKES TWP. MADISON CO.  
 MILITARY SURVEY NO. 1450 & 5993

SURVEY PLAT OF THE LANDS OF  
**LAWRENCE J. SCHAFER & IRMA JEAN SCHAFER**  
 SITUATED IN VMS 1450 & 5993  
 STOKES TOWNSHIP, MADISON COUNTY &  
 ROSS TOWNSHIP, GREENE COUNTY OHIO  
 ALSO PART OF THE LANDS OF  
**JOHN R. & EILEEN GOSSARD TRUSTEE**  
 (MADISON COUNTY OFFICIAL RECORD 113, PAGE 2533)



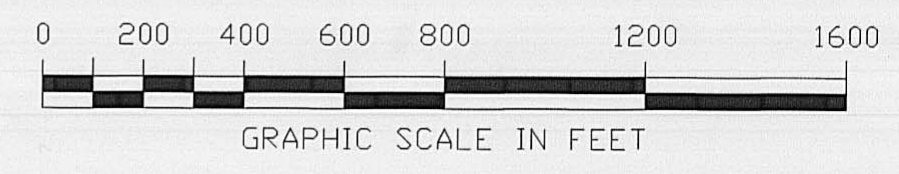
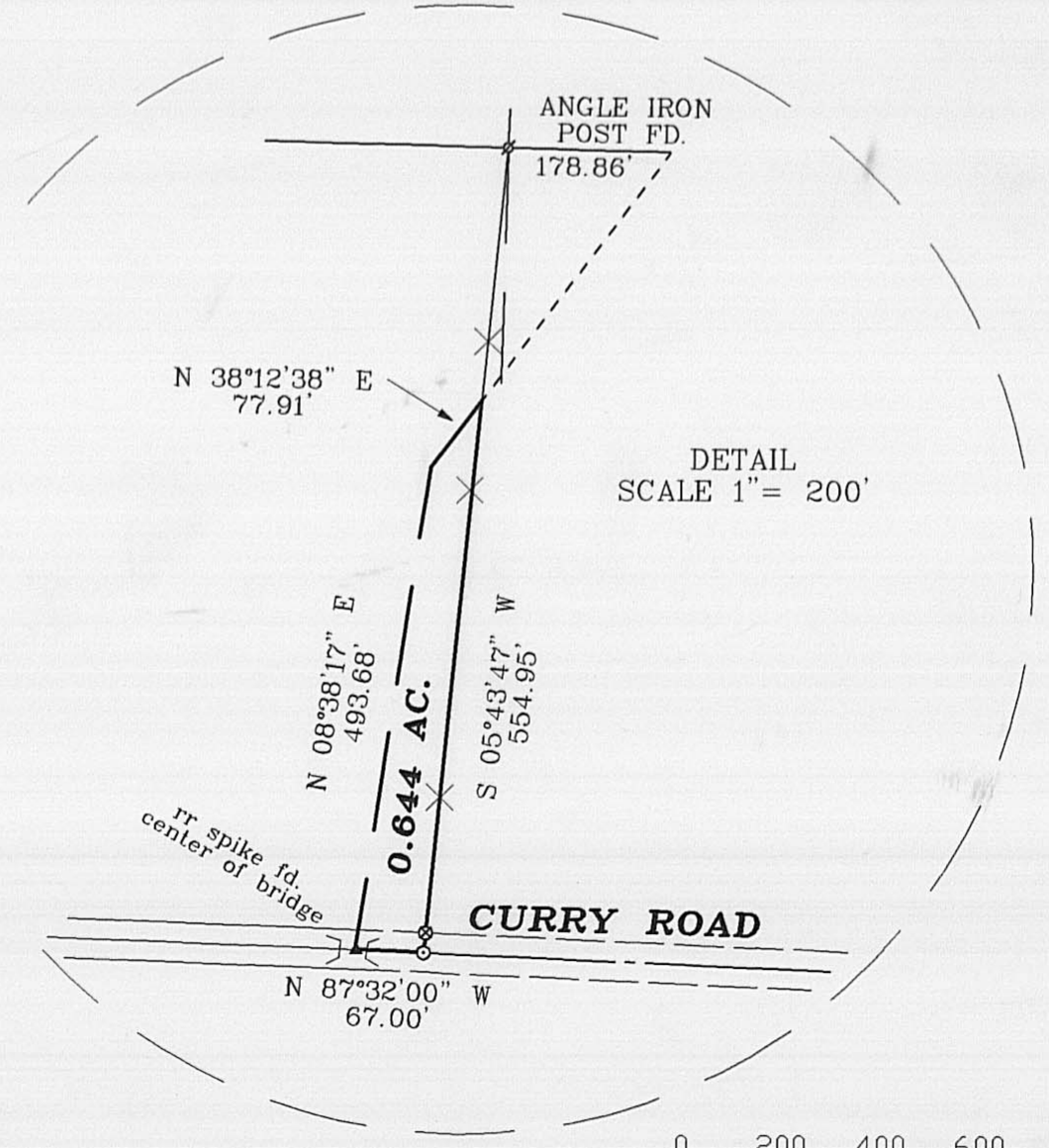
THE 0.644 ACRE TRACT SHALL BE CONVEYED TO IRMA JEAN SCHAFER SINCE IT HAS BEEN RECOGNIZED AND ACCEPTED AS PART OF THE SCHAFER FARM SINCE EVERYONE INVOLVED CAN RECALL THE 0.644 ACRE IS BEING CONVEYED TO RESOLVE ANY POTENTIAL PROBLEMS WITH ADJOINING OWNERS OR FUTURE TITLE ISSUES. THE 0.644 ACRE TRACT SHALL BE COMBINED WITH SCHAFER'S EXISTING PROPERTY TO CREATE A NEW TRACT OF LAND CONTAINING 84.236 ACRES.



- MONUMENT LEGEND**
- Iron Pin (fd) size per plan
  - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
  - ⊙ Iron Pipe (fd) OD size per plan
  - ⊠ Stone (fd)
  - ▲ Railroad Spike (fd)
  - △ Railroad Spike (set)
  - ⊕ P.K. or Mag Nail (set)
  - ⊞ Concrete Monument (fd)
  - ⊙ PK or Mag Nail (fd)
  - ⊕ Bolt (fd) size per plan
  - ⊞ Post (fd) size per plan

NOTE: Bearings used are based on the centerline of Curry Road per Irma Jean Schaffer's deed as in Madison Co. O.R. 108, Page 2371.  
 Monuments found or set are in good condition unless otherwise labeled.  
 Deeds & Survey Records as noted on drawing are source data for this survey.

✕ ✕ denotes fence generally along property line except where noted.



*R. Douglas Sutton*  
 R. DOUGLAS SUTTON  
 OHIO PROFESSIONAL SURVEYOR 7124

**Clinco & Sutton**  
 SURVEYORS  
 XENIA & WILMINGTON, OH  
 (937) 376-4609

**136-03**

61 South Mulberry Street  
Wilmington, Ohio 45177  
(937) 382-2107  
Fax: (937) 383-3243



384 Woodcrest Lane  
Xenia, Ohio 45385  
(937) 376-4609  
Fax: (937) 374-3609

Description of a  
0.644 acre tract for  
John R. Gossard  
September 29, 2003

Situated in Stokes Township, Madison County, Ohio, Virginia Military Survey Number 5993, and being part of a 26.25 acre tract as conveyed by deed to John R. & Eileen Gossard, Trustees as recorded in Volume 113, Page 2533 of the Madison County Official Records and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin found at the intersection of the centerlines of Curry Road and Pleasant View Road;

thence with the centerline of Curry Road N 3°17'37" E 888.62' and N 3°11'55" E 3270.26' to a 5/8" iron pin found;

thence continuing with the centerline of Curry Road S 87°51'43" E 802.73' to a railroad spike found in the center of an existing bridge marking the corner to Lawrence J. & Irma Jean Schafer's remaining part 85.56 acre tract (Madison County Deed 258, Page 117), and being the True Point of Beginning for this tract herein described;

thence with Schafer's line N 8°38'17" E 493.68' and N 38°12'38" E 77.91' to an existing fence line of long standing;

thence by new division line through the grantor's lands with the existing fence S 5°43'47" W (passing an iron pin set at 534.95') 554.95' to a mag nail found in the centerline of Curry Road;

thence with the centerline of Curry Road N 87°32'00" W 67.00' to the True Point of Beginning containing 0.644 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

Note: The above described 0.644 acre tract has been recognized and accepted as part of the Schafer farm and is being conveyed to resolve any future problems among adjoining land owners or future title issues. The 0.644 acre tract shall be combined with Schafer's land to create an 84.236 acre tract.

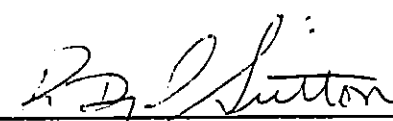
This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in September, 2003.

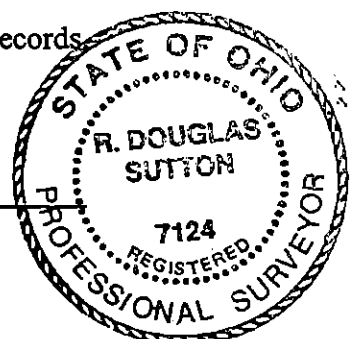
Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon an assumed azimuth and are for angular measurement purposes only.

Recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Madison County Surveyor's Records

Prepared by:

  
R. Douglas Sutton, P.S.  
Ohio Professional Surveyor



61 South Mulberry Street  
Wilmington, Ohio 45177  
(937) 382-2107  
Fax: (937) 383-3243



384 Woodcrest Lane  
Xenia, Ohio 45385  
(937) 376-4609  
Fax: (937) 374-3609

Description of a  
84.236 acre tract for  
Irma Jean Schafer  
September 29, 2003

Situated in Stokes Township, Madison County, Ohio, and Ross Township, Greene County, Ohio, Virginia Military Survey Number 1450 & 5993, and being all of a 0.644 acre tract (Madison County Official Record \_\_\_\_\_, Page \_\_\_\_\_), and all of the remaining part of an 85.56 acre tract as conveyed by deed to Lawrence J. Schafer and Irma Jean Schafer as recorded in Madison County Deed Book 258, Page 117 and Volume 165, Page 413 of the Greene County Official Records and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin found at the intersection of the centerlines of Curry Road and Pleasant View Road;

thence with the centerline of Curry Road N 3°17'37" E 888.62' and N 3°11'55" E 3270.26' to a 5/8" iron pin found at a corner to Lawrence J. Schafer et al's 1.376 acre tract (Greene Co. Deed Book 548, Page 571, Madison County Deed Reference not found), and being the True Point of Beginning for this tract herein described;

thence with the easterly line of said 1.376 acre tract N 3°11'55" E 24.00' to an iron pin set;

thence continuing with the northerly line of said Schafer et al's 1.376 acre tract N 86°58'41" W (passing the Greene-Madison County line at 2345.57') 2520.06' to an iron pin set in the line of said Schafer's 47.75 acre tract (Tract 2) (Greene Co. Deed Book 548, Page 571);

thence with the easterly line of said 47.75 acre tract N 3°14'14" E 1141.63' to an 8" wood post found in the line of VMS No. 1450 & 4888 and being in the line of Neil L. West's 216.12 acre tract (Greene Co. Official Record 2013, Page 958 & Madison Co. Official Record 116, Page 1441);

thence with the military survey line, the line of said West and becoming the line of John R. Gossard et al's remaining part 144.40 acre tract (Madison County Deed Book 274, Page 783) S 88°26'30" E (passing a stone found in the Greene-Madison County line at 151.38') 2492.64' to an iron pin set at a corner to said Gossard et al's 73.81 acre tract (Official Record 113, Page 2535) and being a corner to VMS NO. 1450 & 5993;

thence with the military survey line and the line of said 73.81 acre tract S 2°59'41" W 421.08' to an iron pin set;

thence continuing with the line of said Gossard S 88°34'36" E 932.50' to an angle iron post found;

thence continuing with Gossard's line along an existing fence line of long standing S 5°43'47" W (passing an iron pin set at 802.11') 822.11' to a mag nail set in the centerline of Curry Road;

thence with the centerline of Curry Road N 87°32'00" W 67.00' to a railroad spike found in the center of a bridge;

Page 2

Legal description of 84.236 acres of land

thence continuing with the centerline of Curry Road N 87°51'43" W 802.73' to the True Point of Beginning containing 84.236 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.


Note: The above described 84.236 acre tract contains 4.277 acres in Greene County and 79.959 acres in Madison County. Also, the 84.236 acre tract contains 16.834 acres in VMS No. 5993 and 67.402 acres in VMS No. 1450.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in September, 2003.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon an assumed azimuth and are for angular measurement purposes only.

Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Greene County Surveyor's Records.

Prepared by:   
R. Douglas Sutton, P.S.  
Ohio Professional Surveyor

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